

**TO:** Everett Historical Commission  
**FROM:** Alex Byrd  
**DATE:** February 22, 2022  
**SUBJECT:** Design Review of addition at 1322 Rucker Avenue

## OVERVIEW

An action item on the Historical Commission agenda for February 22<sup>nd</sup> is to consider a design review regarding a proposed addition at **1322 Rucker Avenue**. The property is zoned R-2 (single-family detached medium density) and in the Rucker Grand Historic Overlay Zone. The 6,000 square foot lot is developed with a single-family residence, detached garage, and uncovered deck. The existing, approximately 1,300 square foot, single-family residence is a contributing structure to the historic overlay. The applicant proposes to construct a one-story 374 square foot addition that would consist of a master bedroom, bathroom, and closet. The proposed addition would be constructed at the rear of the existing two-story single-family residence. A Modification of Development Standards was approved on February 8, 2022, which allowed the applicant to reduce the 10' separation requirement between an accessory structure and the principal dwelling.

## AUTHORITY, PROCESS, AND CRITERIA

Everett Municipal Code (EMC) 19.28.080.A grants authority to the Historical Commission to conduct a design review, using relevant regulations and the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards, of additions of more than 150 square feet to a contributing structure. Per EMC 19.28.080, all decisions of the Historical Commission relative to building permits shall constitute recommendations to the Planning Director.

EMC 19.28.070 states that all properties located within the historic overlay zone shall be permitted to have the same uses as permitted in the underlying zoning district. In addition, EMC 19.28.070 grants authority to the Historical Commission to review deviations from development standards contained in the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards. Deviations from certain development standards are allowed for the requested features based on the planning director's determination that the alternative design with the requested deviations provides equivalent or superior results than compliance with the standard design guidelines.

## ANALYSIS

The proposed project was reviewed for compliance with the Neighborhood Conservation Guidelines and Historic Overlay Standards. Applicable sections of the guidelines and standards and staff's evaluation are outlined below:



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**Setbacks:** The proposed addition will meet all required setbacks and will be primarily located behind the existing residence, extending only 6-feet to the north beyond the footprint of the structure. The proposed addition would be setback over 7-feet from the north side property line, exceeding the required 5-foot setback. The Neighborhood Conservation Guidelines and Historic Overlay Standards state to maintain the same perceived spacing between houses and additions to existing homes should be set back from the front face, so the visual character of the existing building is preserved. The proposed addition is setback 36-feet from the face of the building and would not impact the perceived spacing between neighboring houses, as the addition exceeds all required setbacks.

**Massing:** The Neighborhood Conservation Guidelines and Historic Overlay Standards provide guidelines for additions to existing homes. The guidelines state that additions should be of complementary architectural character and should preserve the existing symmetrical or asymmetrical balance of the architectural composition. The proposed exterior building materials and form is consistent in design with the architectural character of the existing residence. Although the addition extends beyond the existing footprint by 6-feet, it is setback 36-feet from the front face of the residence. The addition is proposed behind the existing structure and would not impact the form and massing of the residence as viewed from the street. The proposed height of the one-story addition is approximately 18 feet, 9 inches and the height of the existing, two-story, single-family residence is approximately 27 feet. The overall height allowed in the R-2 zone is 28 feet.

**Roof Lines:** The Neighborhood Conservation Guidelines and Historic Overlay Standards state that the forms of the existing front roof should be maintained and in general, pitched, hipped or gabled roofs should be used on additions. The proposed roof over the addition would have a 5:12 roof pitch and be consistent with the design and roof pitch of the existing residence.

**Windows and Doors:** One window is proposed on the east (front) elevation of the addition, one window on the north (side) elevation, one window is proposed on the west (rear) elevation, and a window and door are proposed on the south (side) elevation providing access to the deck. All of the proposed windows, except for the window on the rear elevation, match the vertically proportioned windows used on the existing residence and would be consistent in size and style. The window proposed on the rear elevation is a horizontally proportioned picture window. However, this window is not visible from the street.

**Exterior Materials and Detailing:** The guidelines require traditional materials consistent with the scale and character of the street. The proposed exterior building materials include composite roofing and lap siding to match the existing residence. The type, style, and color of the siding, trim, roofing and windows proposed are consistent in design with the exterior building materials used on the existing structure. These materials are generally consistent with the neighborhood character.

## **STAFF RECCOMENDATION**

Staff recommends the Historical Commission review the proposed design of the addition, using the Neighborhood Conservation Guidelines and Historic Overlay Zone Standards, and provide a recommendation of **APPROVAL** to the Planning Director.